



Bond
Oxborough
Phillips
Changing Lifestyles

20 Minster Avenue
Bude
Cornwall
EX23 8RY

Asking Price: £335,000
Freehold



Changing Lifestyles

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bude@bopproperty.com

20 Minster Avenue, Bude, Cornwall, EX23 8RY



- Detached 2 Bedroom Bungalow
- Popular Residential Location
- Spacious Living Room
- Fitted Kitchen/Breakfast Room
- Second Bedroom Currently Used As Dining Room
- Modern Shower Room
- Generous Enclosed Rear Garden
- Raised Decked Seating Area
- Brick-Paved Driveway Parking
- Attached Garage
- Useful Workshop To Rear
- Scope To Personalise
- Convenient For Bude Town, Amenities & Coastline



The property enjoys a pleasant location within this desirable residential area situated towards the edge of this popular coastal town supporting a comprehensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of watersports and leisure activities together with many breathtaking cliff top coastal walks. The popular surfing and bathing beach of Widemouth Bay is approximately 1 mile away whilst the ancient market town of Holsworthy lies some 10 miles inland. The A39 leads in turn to Barnstaple, Tiverton and the M5 motorway. Launceston, Cornwall's ancient capital, is approximately 20 miles and the A30 connects to Okehampton, lying on the fringes of Dartmoor National Park, and to the cathedral city of Exeter.



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An opportunity to acquire this spacious 2 bedroom detached bungalow, occupying a generous plot within the popular Minster Avenue area of Bude. The property benefits from driveway parking, an attached garage, useful workshop and a particularly large enclosed rear garden.

The well-planned accommodation comprises a welcoming entrance hall, generous living room, fitted kitchen/breakfast room, 2 double bedrooms and a modern shower room. Bedroom 2 is currently arranged as a dining room, offering flexibility for those seeking an additional reception room, home office or guest bedroom.

Outside, the brick-paved driveway provides off-road parking and access to the garage, with the workshop positioned beyond. The enclosed rear garden is principally laid to lawn with established borders, paved seating areas and a raised decked terrace, ideal for outdoor dining and entertaining.

Conveniently situated for Bude town centre, local amenities, schools and the coast, this is an excellent bungalow with scope for buyers to personalise to their own taste. EPC TBC. Council Tax Band C.

Entrance Hall - 4'5" x 13'7" (1.35m x 4.14m)

Living Room - 15'3" x 13' (4.65m x 3.96m)

Kitchen - 13' x 10'8" (3.96m x 3.25m)

Bedroom 1 - 10'1" x 10'9" (3.07m x 3.28m)

Bedroom 2/Dining Room - 10'1" x 10'10" (3.07m x 3.3m)

Shower Room - 6'8" x 5'1" (2.03m x 1.55m)

Garage - 8'6" x 15' (2.6m x 4.57m)

Workshop - 9' x 9'8" (2.74m x 2.95m)

Outside - The property is approached over a brick-paved driveway providing off-road parking and access to the attached garage. The front garden is principally laid to lawn with established shrub borders and a pathway leading to the covered entrance.

The rear garden is a particular feature, being of generous proportions and principally laid to lawn, with gravelled planted borders, mature shrubs and a variety of seating areas. A raised decked terrace provides an excellent space for outdoor dining and entertaining,

while additional paved areas closer to the property offer further room to relax. The garden is enclosed by timber fencing and enjoys a pleasant, private feel.

The attached garage provides useful vehicle storage, with an adjoining workshop positioned to the rear, ideal for hobbies, storage or a range of other practical uses.

Services - Mains gas, electric and drainage.

Council Tax - Band C.

EPC - Rating E.

Anti-Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Mobile Coverage		Broadband	
EE	●	Basic	14 Mbps
Vodafone	●	Superfast	37 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town along the Strand turning left at the mini roundabout. Continue along this road passing the Esso petrol station on the left hand side and continue up the hill. At the brow of the hill, after the traffic lights turn right into Treleven Road and immediately left into Minster Avenue, continue along this road whereupon number 20 will be found after a short distance on the right hand side.

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